

# ***Penfold Project Services***

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## **PLANNING STATEMENT**

### **ERECTION OF AN OUTBUILDING TO BE USED AS A GYM WITH SHOWER/W.C. AND STORE at: -**

**8 BRANCHLEY AVENUE, GRAVESEND, KENT, DA11 7RQ**

**OCTOBER 2023**

#### **EXISTING PROPERTY**

8 Branchley Avenue is single storey bungalow. It is neither in an area of Metropolitan Green Belt or a Conservation Area.

#### **PREVIOUS APPROVED SCHEME**

An application for a Lawful Development Certificate was submitted to the Council on 04/04/2022 for the erection of an outbuilding to form a gym with a shower room/w.c. and store (reference 20220401)

The proposals were for a building with a flat roof to a maximum height of 2.5m to ensure that the proposals are compliant with the requirements under Permitted Development as indicated on the approved drawing numbered 02A.

#### **PROPOSALS**

The applicant intends to use the new outbuilding as a gym for personal use.

The proposed building, if the height was restricted to 2.5m with a flat roof, would pass the criteria for the proposals to be allowed under Permitted Development.

However, at this height the internal ceiling height would be restrictive for any overhead activities.

A Householder Application is therefore submitted incorporating a monopitched roof with a pitch of 6° and a maximum height of 3.0m, thus providing additional ceiling height for part of the building making it more practical for use.

Whilst the alterations to the roof will provide the necessary additional internal headroom over part of the building, the overall effect of the changes will have no impact on the amenities of the Applicant or adjoining properties of a building erected within the Permitted Development criteria.

A comparison of the proposals in relation to the two heights are indicated on drawing no 1003 to further validate this.

### SUMMARY

The introduction of the monopitched roof in lieu of the flat roof will have no adverse impact and the proposals should therefore be approved